MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 36

August 13, 2026

The Board of Directors (the "Board") of Brazoria County Municipal Utility District No. 36 (the "District") met in regular session, open to the public, on the 13th day of August, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Mark Nokelby	President
Emma Delgado	Vice President
Esther Flores	Secretary
Kimberly Stevens	Assistant Vice President
Paul Torres	Assistant Secretary

and all of the above were present except Director Nokelby, thus constituting a quorum. Director Nokelby participated by phone but was not part of the quorum.

Also attending the meeting were Jorge Diaz of McLennan & Associates, L.P.; Brittni Silva of Assessments of the Southwest, Inc.; Loren Morales of Rathmann & Associates, L.P.; Brian Rabenaldt of Blackline Engineering, LLC; Ryan Haynes of Environmental Allies; Danae Dehoyos of Touchstone District Services; Eric Ungar of Skymark Development Company, Inc.; Landon Hopper of Lennar Homes of Texas Land and Construction, Ltd.; and Hannah Brook and Franky Wallace of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments received by the Board.

APPROVE MINUTES

The Board considered approving the minutes of the July 9, 2026, regular meeting. Following review and discussion, Director Stevens moved to approve the minutes, as presented. Director Delgado seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Diaz presented and reviewed the bookkeeper's report with the Board, a copy of which is attached. Following review and discussion, Director Torres moved to approve the bookkeeper's report and payment of the bills. Director Delgado seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Silva presented and reviewed the tax report from the prior month, a copy of which is attached, including the delinquent tax roll. Following review and discussion, Director Stevens moved to approve the tax report and payments to be made from the tax account. Director Delgado seconded the motion, which passed unanimously.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

Mr. Morales distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2026 water, sewer, and drainage debt service tax rate of $0.54 per $100 of assessed valuation, based on the District's initial 2026 certified value of $203,956,966 plus $9,834,057 representing 90% of the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Morales discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Flores moved to (1) set the public hearing date for September 10, 2026; and (2) authorize the tax assessor/collector to publish notice in the *Alvin Sun* newspaper of the District's meeting on September 10, 2026, to set the proposed 2026 total tax rate of $0.645 per $100 of assessed valuation, with $0.54 allocated for debt service on water, sewer, and drainage bonds, and $0.105 allocated for operations and maintenance. Director Torres seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Rabenaldt reviewed the engineer's report, a copy of which is attached, and updated the Board on ongoing engineering projects as noted in the report.

Mr. Rabenaldt updated the Board on the status of construction of the storm sewer, sanitary sewer, and water line facilities to serve Kendall Lakes Section 12. He reviewed and recommended approval of Pay Estimate No. 6 in the amount of $15,374.80, payable to Blazey Construction Services, LLC ("Blazey").

Mr. Rabenaldt stated that R.G. Miller is still coordinating with the paving contractor to address the current erosion, reeling, washout, and turf establishment concerns at the Kendall Lakes Section 12 detention pond.

Following review and discussion and based on the engineer's recommendation, Director Torres moved to (1) approve the engineer's report; and (2) approve Pay Estimate No. 6 in the amount of $15,374.80, payable to Blazey, for construction of the storm sewer, sanitary sewer, and water line facilities to serve Kendall Lakes Section 12. Director Delgado seconded the motion, which passed unanimously.

DEEDS, EASEMENTS, AND CONSENTS TO ENCROACHMENT, AND ABANDONMENT OF EASEMENTS

The Board considered accepting conveyance of (1) a Sanitary Sewer Easement for a 0.0627-acre tract from TPG AG EHC III (LEN) Multi State 5, LLC; and (2) a Sanitary Sewer Easement for a 0.0606-ac tract from Maryfield, Ltd. (the "Easements"). Following discussion, Director Stevens moved to accept conveyance of the Easements and direct that the Easements be filed appropriately and retained in the District's official records. Director Torres seconded the motion, which passed unanimously.

REPORT ON MAINTENANCE OF DISTRICT FACILITIES

Mr. Haynes reviewed a detention maintenance report with the Board, a copy of which is attached. He stated he had no items for the Board's approval.

Mr. Haynes reported on sidewalk damage at the South Detention Pond.

Mr. Haynes updated the Board on the installation of four "No Fishing or Swimming" signs. Discussion ensued.

Mr. Haynes reported on erosion on the swale at the Kendall Lakes Section 12 Detention Pond. He stated that he will discuss repair options with the District's engineer and present a budget for the repairs at the next meeting.

STORM WATER MANAGEMENT PLAN AND STORM WATER PERMITTING MATTERS

There was no discussion on this agenda item.

DISTRICT WEBSITE MATTERS

Ms. Dehoyos reviewed a communications report related to the District's website, a copy of which is attached. She discussed the 2026 Hurricane Preparedness and Safety article posting. She stated she had no items for the Board's approval.

PARK PROJECTS, UTILIZATION OF OPEN SPACE AND RECREATIONAL MATTERS

There was no discussion on this agenda item.

DISCUSS WILDLIFE REMOVAL

Director Torres reported that no alligators have been observed in the District ponds.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT, INCLUDING FINANCING AGREEMENTS AND ASSIGNMENTS OF FINANCING AGREEMENTS

Mr. Ungar updated the Board regarding the land plan for the fire station land dedication, stating that the plan is currently in progress.

Mr. Ungar and Mr. Hopper updated the Board regarding development within the District.

NEXT MEETING DATE

The Board concurred to hold the next regular meeting on September 10, 2026, at 2:30 p.m.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

Secretary, Board of Directors

(SEAL)

LIST OF ATTACHMENTS TO MINUTES